

# Town & Country

Estate & Letting Agents

Narrow Lane, Gresford, Wrexham

£225,000



Located at the heart of this desirable village, offering access to both Wrexham and Chester as well as a host of day-to-day shops and a wealth of amenities. This three bedroom semidetached home sits on a generous sized plot, benefiting from gas central heating and UPVC double glazing along with internal accommodation comprising an entrance hall, kitchen, dining room, living room, first floor landing, three bedrooms and the bathroom. Externally to the front of the property is graveled off-road parking with shrub borders and gated side access leading to a South facing rear garden with a paved patio area, a central lawn and well stocked mature borders. NO ONWARD CHAIN.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345

## Externally Front

With golden gravel off-road parking, shrubbed borders and gated access leading to the rear garden.

## Entrance Hall

The property is entered through a composite double glazed front door which opens to an entrance hall with a radiator, a window facing the front elevation, stairs of rising to the first floor accommodation and the door opening to the kitchen.



## Kitchen

16' x 6'9

The kitchen is fitted with a range of shaker style wall, base and drawer units complimented by a display cabinet and stainless steel handles. Ample work surface space houses a stainless steel single bowl single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood along with a dishwasher, there is space for a tall fridge freezer, space and plumbing for a washing machine, a wall mounted gas combination boiler. The flooring is ceramic tiled, two windows face the side and rear elevations and composite double glazed door open to the side elevation of the property.



## Dining Room

11'6 x 10'1

Having timber laminate flooring and exposed brick fireplace housing a living flame gas fire, a window facing the front elevation with a radiator below and an arched through way leading to the living room.



## Living Room

12'6 x 11'6

With the continuation of the timber laminate flooring from the dining room leading into the lounge which also has an exposed brick fireplace housing a living flame gas fire with a radiator and a patio door opening to the rear garden.

## First Floor Landing

With a window facing the side elevation, access to the loft and doors of opening to all three bedrooms and the bathroom.



## Bedroom One

11'6 x 12'1

With a radiator and a window to the rear elevation.



## Bedroom Two

10'3 x 10'1

Having a window facing the front elevation and a radiator.



## Bedroom Three

8'9 x 7'1

Having a window facing the rear elevation and a radiator.



## Bathroom

And L-shaped bathroom installed with the white three-piece suite comprising a panel bath with mixer tap shower extension and protective glass screen, countertop mounted wash hand basin with mixer tap, a dual flush low level WC, a radiator, partially tiled walls with ceramic tiled floor and an opaque window facing the rear elevation.



## Rear Garden

Enjoying a lovely sunny South facing aspect, the rear garden has a generously sized paved patio area and a lawn garden with well stocked borders planted with a range of mature plants trees and shrubs. There is an external light and water supply and it is enclosed by a series of timber fence panels.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	